







15 Yoolarai Crescent, Nelson Bay

PRICE REDUCED - Owner wants it sold!

Instructions are clear the owner has purchased elsewhere and wants this one sold.
Positioned in one of the Bay's most convenient pockets, this near-new three-bedroom Torrens title duplex delivers a coastal lifestyle few get to enjoy full-time. Just a 15-minute stroll — or 2-minute drive — from Nelson Bay's beaches, marina and waterfront dining, this is easy, elevated coastal living.

Thoughtfully designed across three generous bedrooms and three living areas, including an upstairs family room and a downstairs home cinema, the home offers genuine flexibility for growing families. The master suite features a private ensuite and walk in robe, while the remaining bedrooms open onto balconies. Built-in robes, ceiling fans and air conditioning feature throughout, with 2.5 bathrooms ensuring effortless family living.

The open-plan living, dining and kitchen area extends seamlessly to a sunny backyard with private heated pool and BBQ area — perfect for entertaining and easy outdoor living year-round.

Features:

3 2 2

FOR SALE
$1,150,000 - $1,250,000

VIEW
By Appointment

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Near-new build with quality finishes, low-maintenance appeal
Three living areas, including home cinema
Private pool and secure backyard
Open-plan kitchen and living design
2.5 bathrooms
Prime location close to beaches, marina and dining strip

Location:
Dutchmans Beach – 1.2 km | d'Albora Marina – 1.4 km | Gan Gan Lookout – 1.7 km | Nelson Bay Beach – 1.8 km | Shoal Bay Country Club – 4.5 km

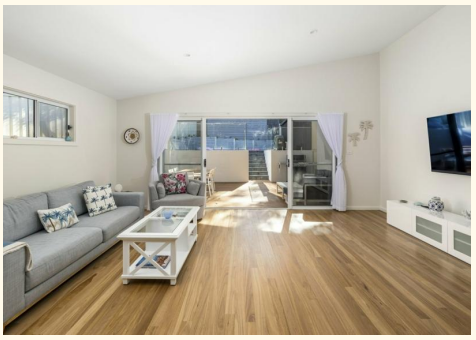
Nelson Bay offers fresh seafood, award-winning dining, whale watching, diving and fishing, all within a laid-back coastal village setting. Whether as a family residence or investment, this near-new home represents outstanding value in one of the region's most sought-after locations.

Contact us today to arrange your private inspection.
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MORE DETAILS

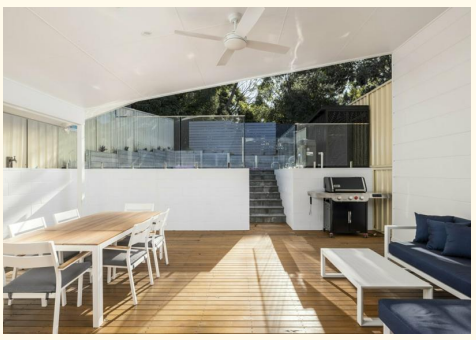
Property ID	140BF6R
Property Type	DuplexSemi-detached
Land Area	411 m2
Including	Ensuite Pool Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Remote Garage Heated Pool







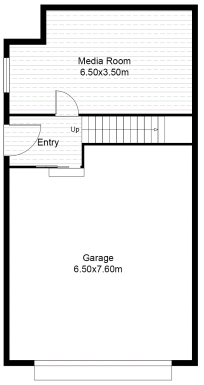




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GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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